



Memorandum

TO: CITY COUNCIL**FROM:** Mayor Sam Liccardo**SUBJECT:** SEE BELOW**DATE:** April 21, 2015

Approved


RLH

Date

4-21-15

**SUBJECT: GENERAL PLAN TEXT AMENDMENT AND COMMUNICATIONS
HILL SPECIFIC PLAN AMENDMENT RELATED TO THE REAL
PROPERTY AT 2829 MONTEREY ROAD**

RECOMMENDATION

Recommend that City Council deny the proposed General Plan Amendment from Heavy Industrial to Urban Residential at 2829 Monterey Road, and deny a proposed text amendment to the Communications Hill Specific Plan to increase the amount of allowable residential units in the plan area by 300 units.

BACKGROUND

Planning Department, Housing Department and Office of Economic Development staff and the San Jose Planning Commission all unanimously recommend denial of the proposed application. The City Council should follow their lead and deny the proposed General Plan amendment. The proposal does not conform to the goals and policies of General Plan 2040 or the Communications Hill Specific Plan, and does not merit any further consideration.

The proposal challenges our goals of preserving heavy industrial lands and protecting the capacity for job generation of the most important kind: middle income jobs for residents lacking a college education. Nobody disagrees with the need to build housing, but developers in San Jose constructed almost 5,000 units last year, far more than any other Bay Area city. Meanwhile, we continue to maintain the lowest Job-to-Employed Residents of any major US city. This proposal only further erodes the city's already perilous long-term fiscal position.

We should support the staff recommendation to deny the proposed General Plan amendment.